

Desbarats with the deeds necessary to constitute a perfect chain of title, and the said vendors have agreed that the said William A. Desbarats should apply for the passing of the present act to ratify and confirm the said sale, in order that it might confer upon him a good and marketable title to the said property, which has been in the possession of the said Duncan Macdonald and the said late Dame Luce Olympe Leprohon, under the conditions and for the period required by law to confer acquisitive prescription upon the said possessors; and

Whereas it is expedient to grant the prayer of the said petition:

Therefore, His Majesty, with the advice and consent of the Legislature Council and of the Legislative Assembly of Quebec, enacts as follows:

1. That certain deed of sale from Dame Lucy Alice MacDo-<sup>Certain deed</sup>onald, and others aforesaid, described as vendors therein, in <sup>of sale</sup>their said qualities as therein set forth, passed before Mtre, <sup>ratified, &c.</sup>Donald M. Rowat, notary public, at the city of Montreal on the 10th October, 1912, selling, transferring, bargaining and conveying unto the said William A. Desbarats, as purchaser thereunder the property therein described as being lots numbers 1073B and 1073C of the official cadastre and book of reference thereto of the St. Antoine ward in the city of Montreal, is hereby declared to be legal and valid according to its tenor.

2. This act shall come into force on the day of its sanction. <sup>Coming into</sup>force.

## C H A P . 127

An Act to validate the title of the Ross Realty Company, Limited, to that property known as lot number 4679 on the official plan and book of reference of the parish of Montreal.

[Assented to 21st December, 1912]

**W**HEREAS the Ross Realty Company, Limited, has, <sup>Preamble.</sup>by its petition, set forth:

That by deed of sale passed before J. A. Cameron, N. P. on the 7th day of June, 1912, the petitioner purchased from George Gooderham, Edward George Gooderham and Charles W. Beatty, certain property known as lot number 4679 on the official plan and book of reference of the parish of Montreal.

That the said George Gooderham, Edward George Gooderham and Charles W. Beatty had acquired the said property from William H. Beatty by deed of sale passed before Fair, N. P. on the 20th October, 1911, and registered on the 24th October 1911, under the number 199620.

That the said property had previously belonged to one Dame Margaret Elizabeth Victoria Reeves, widow of Francis Metzler, who sold the north part thereof to one Dame Domithilde Meunier by deed passed before T. Doucet, N. P., on the 16th January, 1872, and registered on the 19th February, 1872, under the number 65987 and who also sold the south part of the said property to Joseph A. Quesnel by deed passed before D. E. Papineau, N. P., on the 14th of October, 1874, and registered on the 20th October, 1874, under the number 81844.

That the said Dame Domithilde Meunier sold the north part of the said property to Joseph A. Quesnel by deed passed before D. E. Papineau, N. P., on the 14th October, 1874 and registered on the 20th October 1874 under the number 81843.

That by deed of sale passed before D. E. Papineau, N. P. on the 17th October, 1874 and registered on the 7th November, 1874 under the number 82287, the said Joseph A. Quesnel sold to the Honourable Maurice Laframboise, to the Honourable Theodore Robitaille and to Frederick Geriken, each an undivided one-fourth of the said property.

That by deed of sale passed before Brossoit, N. P. on the 27th September, 1877, and registered on the 29th September 1877, under the number 99992, the said Honourable Messrs, Laframboise and Robitaille sold to Frederick Geriken each an undivided one-fourth of the said property.

That the undivided one-fourth of said property owned by Joseph A. Quesnel was seized by the sheriff of the district of Montreal and adjudicated to the said Dame Margaret E. V. Reeves on the 11th October 1876.

That the said Dame Margaret E. V. Reeves died on the 21st day of June 1878 leaving an holograph will probated on the 13th September 1878 and registered with a declaration of transmission on the 18th October 1882 under the number 12537, whereby she bequeathed all her property to her nephew John Jesse Reeves.

That by deed of sale passed before J. S. Hunter, N. P. on the 27th September 1877, registered 3rd January 1878 under the number 670, the said Frederick Geriken sold to Adam Darling the undivided three-fourths of the north part of said property.

That the said John Jesse Reeves died on the 24th December 1884, leaving his last will and testament passed before Brossoit, N. P. on the 1st September 1884 and registered

on the 12th January 1885 with a declaration of transmission under the numbers 16991 and 16992, whereby he bequeathed all his property to his wife, Dame Catherine Cameron, instituting her his universal legatee.

That the said Dame Catherine Cameron took an action *en partage* against the said Adam Darling and on the licitation sale thereof, the same was adjudicated to the said Adam Darling, as appears by deed of sale from the Prothonotary of the Superior Court Montreal, dated the 19th December, 1885, and registered on the same date under the number 18779.

That by deed of sale passed before Marler, N. P., on the 28th December 1885 and registered on the 14th January 1886, under the number 18897, the said Adam Darling sold the north part of the said property to Dame Margaret Acton, wife of Frederick Geriken.

That on the 8th day of August 1884, the undivided three-fourths of the south part of said property was adjudicated by the sheriff of the said district of Montreal to John Jesse Reeves, who died in December 1884 and the sheriff's title was granted to his widow, Dame Catherine Cameron, in her quality of universal legatee, under the last will and testament of the said John Jesse Reeves, hereinabove referred to. The said sheriff's title is dated 9th March 1886 and is registered on the 13th March 1886 under the number 19237.

That by deed of sale passed before Brodie, N. P., on the 9th March 1886 and registered on the 16th March 1886 under the number 19254, the said Dame Catherine Cameron sold to Dame Barbara Brodie and Francis Franklin the undivided three-fourths of the south part of said property.

That on the 24th day of March 1886, the undivided one-fourth of the south part of said property was adjudicated to the said Dame Barbara Brodie and Francis Franklin by the Sheriff of the district of Montreal. The Sheriff's title is dated the 21st July 1886 and was registered on the 26th July 1886 under the number 20221.

That by deed of sale passed before McLennan, N. P. on the 15th February 1888 and registered on the 24th February 1888 under the number 24794, the said Dame Barbara Brodie and Francis Franklin sold to Edmond J. Barbeau the whole of the south part of the said property.

And that by deed of sale passed before McLennan, N. P., on the 4th August 1888 and registered on the 29th August 1888 under the number 26668, the said Dame Margaret Acton, wife of Frederick Geriken, sold to Edmond J. Barbeau the whole of the north part of said property.

That by deed of sale passed before McLennan, N. P. on the 18th February 1888 and registered on the 9th May

1896 under the number 61767, the said Edmond J. Barbeau sold to William H. Beatty the whole of the south part of said property; and by deed of sale passed before McLennan, N. P. on the 5th September 1888, registered under the number 61767, the said Edmond J. Barbeau sold to William H. Beatty the whole of the south part of said property; and by deed of sale passed before McLennan, N. P. on the 5th September 1888, registered on the 9th May 1896 under the number 61768, the said Edmond J. Barbeau sold the whole of the north part of said property.

That an action was instituted before the Superior Court of the district of Montreal to set aside the holograph will of the said late Dame Margaret E. V. Reeves and by judgment rendered on the 13th January 1890, Taschereau J., the action was dismissed and the said holograph will was maintained; but on appeal to the Court of Queen's Bench, the said Court by judgment rendered on the 25th March 1893 reversed the judgment of the Superior Court and declared the said holograph will null and void on the ground that the same was not entirely in the handwriting of the said testatrix, and further declared that a prior will, passed before J. S. Hunter, N. P. on the 27th November 1868, was the true last will and testament of the said late Dame Margaret E. V. Reeves.

That by the said last named will and testament, the said Dame Margaret E. V. Reeves bequeathed the rest and residue of her property to her three nephews, Alexander D. Reeves, John Jesse Reeves and Henry Benjamin Reeves in usufruct during their lifetime, and at their death to the child or children lawfully begotten of such nephews to be by such children also held in usufruct and at their death to their issue lawfully begotten in full ownership.

That at the date of her death, the said Dame Margaret E. V. Reeves had become adjudicataire of an undivided one-fourth of the property in question, which, it is pretended, became subject to the substitution created by her last will and testament.

That two of her said nephews, Alexander D. Reeves and Henry B. Reeves have died without issue, as far as can be ascertained, and John J. Reeves, the third remaining nephew, died leaving five children surviving him, viz: Alexander Damien Reeves, John Jesse Reeves, Charles Reeves, Marie Louise Reeves, wife of Alfred Ducharme, and George Reeves.

That on or about the 25th day of June 1896 an action was instituted before the Superior Court, district of Montreal, under the number 2708 wherein the said five children were plaintiffs and the said William H. Beatty was defendant to revendicate the said immoveable, to which said action the

said William H. Beatty called his auteurs in warranty, who contested the said action.

That judgment was rendered on the 23rd October 1899 by Mr. Justice Loherty, said judgment granting acte of a settlement and declaring the action settled and ended so far as respects the south part of said immoveable and the three defendants in warranty.

That on the 23rd December 1899, by deed passed before Fair, N. P. the said five children, plaintiffs in the said case, transferred to William H. Beatty all their claim, title and interest in and to the north part of said lot official number 4679.

That on the 11th January 1900 a family council was called by the five original plaintiffs together with Charles H. Craig, in his quality of curator to the substitution, praying for authority to make a settlement with the said defendant William H. Beatty. The family council authorized the proposed settlement and on the 13th January 1900 a judgment was rendered by Mr. Justice Mathieu upon the petition of the said five original plaintiffs and of Craig *es qual.* ratifying and confirming the advice of the family council and authorizing the said plaintiffs and the said curator as well for themselves as for the substitutes born or to be born to transfer all their rights in the property in question to the said defendant Beatty and providing further that in case the curator to the substitution should not sign a deed of ratification within fifteen days from the date of the said judgment, said judgment would serve for a ratification of the settlement and the rights of the substitutes in the immoveable in question should thereby be extinguished.

That the petitioner and its auteurs have purchased the said property in good faith and have been in possession of the same as proprietors for over thirty years in virtue of translatory titles derived from the ostensible owners thereof.

That doubts have arisen as to the validity of the foregoing settlement and transactions and it is essential that any possible doubt as to the validity of the petitioner's title be set at rest.

And whereas it prays that the deed of sale passed before J. A. Cameron, N. P. on the 7th day of July 1912 from George Goodherham, Edward George Gooderham and Charles William Beatty be ratified and confirmed and that the property thereby conveyed be declared to be vested in it, and it is expedient to grant the prayer of the said petition;

Therefore, His Majesty, with the advice and consent of the Legislative Council and of the Legislative Assembly of Quebec, enacts as follows:

Certain deed  
of sale  
ratified, &c.

1. The deed of sale from George Gooderham, Edward George Gooderham and Charles William Beatty to the Ross Realty Company, Limited, passed before J. A. Cameron, N. P. on the seventh day of June 1912, is hereby validated, ratified and confirmed, and the property thereby conveyed is declared to be duly vested in the said Ross Realty Company, Limited.

Coming into  
force.

2. This act shall come into force on the day of its sanction.

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## C H A P . 1 2 8

An Act to authorize the Bar of the Province of Quebec to admit J. F. Bugeaud among its members, after examination,

[Assented to 21st December, 1912]

Preamble.

**W**HEREAS J. F. Bugeaud, student-at-law, of the city and district of Quebec, has by his petition represented:

That he has been a student-at-law at Laval University in Quebec for nearly three years and has passed the various examinations of the law faculty of that university;

That for nearly three years he has regularly attended the law office of Messrs Taschereau, Roy, Cannon, Parent and Fitzpatrick, advocates, of Quebec;

That he was duly indentured to Mr. Fitzpatrick, one of his patrons;

That for special reasons he was unable to pass his examination for admission to study before January, 1912;

That he has now passed all the necessary examinations for the study of law;

That, without the benefit of this act, the petitioner is exposed to lose considerable time inasmuch as he would have needlessly followed the law course of Laval University and attended his patrons' office from July 1910 to January 1912, the date at which his clerkship legally began;

That the General Council of the Bar of the Province of Quebec, on the 18th June 1912, approved the passing of an act to authorize the Bar of the Province of Quebec to admit the petitioner among its members after examination in July 1913 or subsequently, notwithstanding the fact of his having been admitted to study only in January 1912; provided that, previously to presenting himself at the Bar examinations, he obtains a degree in law from Laval University where he is studying;

Whereas the petitioner has prayed for the passing of an act to the effect hereinafter set forth and it is expedient to grant the prayer of his petition;